

BILL NO. R-96-11-41

CONFIRMING RESOLUTION NO. R-87-96

**A CONFIRMING RESOLUTION designating an
"Economic Revitalization Area" under I.C. 6-1.1-12.1
for property commonly known as 1211 Progress Road,
Fort Wayne, Indiana 46808 (Connor Corporation)**

WHEREAS, Common Council has previously designated and declared by Declaratory Resolution the following described property as an "Economic Revitalization Area" under Section 153.02 of the Municipal Code of the City of Fort Wayne, Indiana, of 1993, as amended and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein; and

WHEREAS, said project will create 23 full-time, permanent jobs for a total additional annual payroll of \$402,500, with the average new annual job salary being \$17,500; and

WHEREAS, the total estimated project cost is \$1,273,000; and

WHEREAS, recommendations have been received from the Committee on Finance and the Department of Economic Development concerning said Resolution; and

WHEREAS, notice of the adoption and substance of said Resolution has been published in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 and a public hearing has been conducted on said Resolution; and

WHEREAS, if said Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, The Fort Wayne Redevelopment Commission has adopted a Resolution approving the designation.

1 **NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF**
2 **THE CITY OF FORT WAYNE, INDIANA:**

3 **SECTION 1.** That, the Resolution previously designating the above described property
4 as an "Economic Revitalization Area" is confirmed in all respects.

5 **SECTION 2.** That, the hereinabove described property is hereby declared an
6 "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the
7 effective date of this Resolution and shall terminate on March 1, 1998.

8 **SECTION 3.** That, said designation of the hereinabove described property as an
9 "Economic Revitalization Area" shall apply to a deduction of the assessed value of real estate
10 and personal property for new manufacturing equipment.
11

12 **SECTION 4.** That, the estimate of the number of individuals that will be employed or
13 whose employment will be retained and the estimate of the annual salaries of those individuals
14 and the estimate of redevelopment or rehabilitation and estimate of the value of the new
15 manufacturing equipment, all contained in Petitioner's Statement of Benefits are reasonable and
16 are benefits that can be reasonably expected to result from the proposed described installation
17 of the new manufacturing equipment.
18

19 **SECTION 5.** The current year approximate tax rates for taxing units within the City
20 would be:

21 (a) If the proposed development does not occur, the approximate current year tax rates
22 for this site would be \$8.7396/\$100.
23

24 (b) If the proposed development does occur and no deduction is granted, the
25 approximate current year tax rate for the site would be \$8.7396/\$100 (the change
26 would be negligible).
27
28
29

1 (c) If the proposed development occurs, and a deduction percentage of fifty percent
2 (50%) is assumed, the approximate current year tax rate for the site would be
3 \$8.7396/\$100 (the change would be negligible).

4 (d) If the proposed new manufacturing equipment is not installed, the approximate
5 current year tax rates for this site would be \$8.7396/\$100.

6 (e) If the proposed new manufacturing equipment is installed and no deduction is
7 granted, the approximate current year tax rate for the site would be \$8.7396/\$100
8 (the change would be negligible).

9 (f) If the proposed new manufacturing equipment is installed and a deduction
10 percentage of eighty percent (80%) is assumed, the approximate current year tax
11 rate for the site would be \$8.7396/\$100 (the change would be negligible).

12
13 **SECTION 6.** Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction
14 from the assessed value of the real property shall be for a period of ten years, and that the
15 deduction from the assessed value of the new manufacturing equipment shall be for a period of
16 five years.

17
18 **SECTION 7.** The benefits described in the Petitioner's Statement of Benefits can be
19 reasonably expected to result from the project and are sufficient to justify the applicable
20 deductions.

21
22 **SECTION 8.** For new manufacturing equipment, a deduction application must contain
23 a performance report showing the extent to which there has been compliance with the
24 Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing.
25 This report must be submitted to the Allen County Auditor's Office, and the City of Fort
26 Wayne's Department of Economic Development and must be included with the deduction
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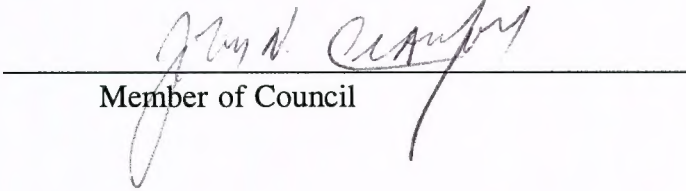
1 application. For subsequent years, the performance report must be updated and submitted
2 along with the deduction application at the time of filing.

3 **SECTION 9.** For real property, a deduction application must contain a performance
4 report showing the extent to which there has been compliance with the Statement of Benefits
5 form approved by the Fort Wayne Common Council at the time of filing. This report must be
6 submitted to the Allen County Auditor's Office and the City of Fort Wayne's Department of
7 Economic Development and must be included in the deduction application. For subsequent
8 years, the performance report must be updated within sixty days after the end of each year in
9 which the deduction is applicable.
10

11 **SECTION 10.** The performance report must contain the following information:

- 12 A. The cost and description of real property improvements and/or new
13 manufacturing equipment acquired.
14 B. The number of employees hired through the end of the preceding calendar year as a
15 result of the deduction.
16 C. The total salaries of the employees hired through the end of the preceding calendar
17 year as a result of the deduction.
18 D. The total number of employees employed at the facility receiving the deduction.
19 E. The total assessed value of the real and/or personal property deductions.
20 F. The tax savings resulting from the real and/or personal property being abated.

21 **SECTION 11.** That, this Resolution shall be in full force and effect from and after its
22 passage and any and all necessary approval by the Mayor.
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Member of Council

1 APPROVED AS TO FORM A LEGALITY

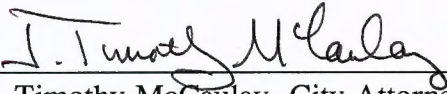
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4 J. Timothy McCaulay, City Attorney
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EXHIBIT A - LEGAL DESCRIPTION

Block #19, Section "E", Interstate Industrial Park, together with part of Block #7A, Section "E", Interstate Industrial Park, part of Block #7, Section "A", Interstate Industrial Park, and part of the vacated right-of-way for Profit Drive, all as being recorded in the Office of the Recorder of Allen County, Indiana, being more particularly described as follows:

BEGINNING at the Southwest corner of said Block #19; thence South 39 degrees 56 minutes 44 seconds West (North 90 degrees 00 minutes 00 seconds West is a recorded bearing for the South line of Block #19 and the North lines of Blocks #7 and 7A and is utilized as the basis of this and all other subsequent bearings appearing this description), a distance of 52.45 feet to a rebar set; thence South 00 degrees 01 minutes 33 seconds East, parallel with the West line of said Block #19 and its Southerly projection, a distance of 60.32 feet to a P.K. nail set; thence South 89 degrees 28 minutes 58 seconds East, a distance of 375.00 feet to a P.K. nail set; thence North 00 degrees 00 minutes 00 seconds East, a distance of 63.71 feet to a P.K. nail set; thence South 90 degrees 00 minutes 00 seconds East, parallel with the South line of said Block #19 and the North line of said Blocks #7 and 7A, a distance of 86.48 feet to a point on the centerline of the Spy Run Creek, said point being referenced by a rebar found 25.8 feet West; thence along the following described courses being the centerline of said Creek and the Easterly lines of Block #7A and Block #19; North 17 degrees 28 minutes 00 seconds East (platted North 17 degrees 01 minutes East), a distance of 124.90 feet; North 05 degrees 18 minutes 00 seconds East (platted North 04 degrees 51 minutes East), a distance of 210.10 feet; North 06 degrees 15 minutes 00 seconds West (platted North 06 degrees 42 minutes East), a distance of 106.70 feet; North 12 degrees 15 minutes 40 seconds West (platted North 12 degrees 35 minutes West), a distance of 286.00 feet to the Northeast corner of said Block #19; thence South 38 degrees 54 minutes 00 seconds West (platted South 37 degrees 36 minutes West), along the Southern right-of-way for Progress Road, a distance of 38.30 feet to a rebar set at the point of curvature, being monumented by a rebar set; thence Southwesterly along said right-of-way on a curve to the right having a radius of 911.47 feet, an arc length of 485.00 feet, being subtended by a chord bearing of South 54 degrees 08 minutes 42 seconds West and a chord length of 479.30 feet to the Northwest corner of said Block #19, which corner is located

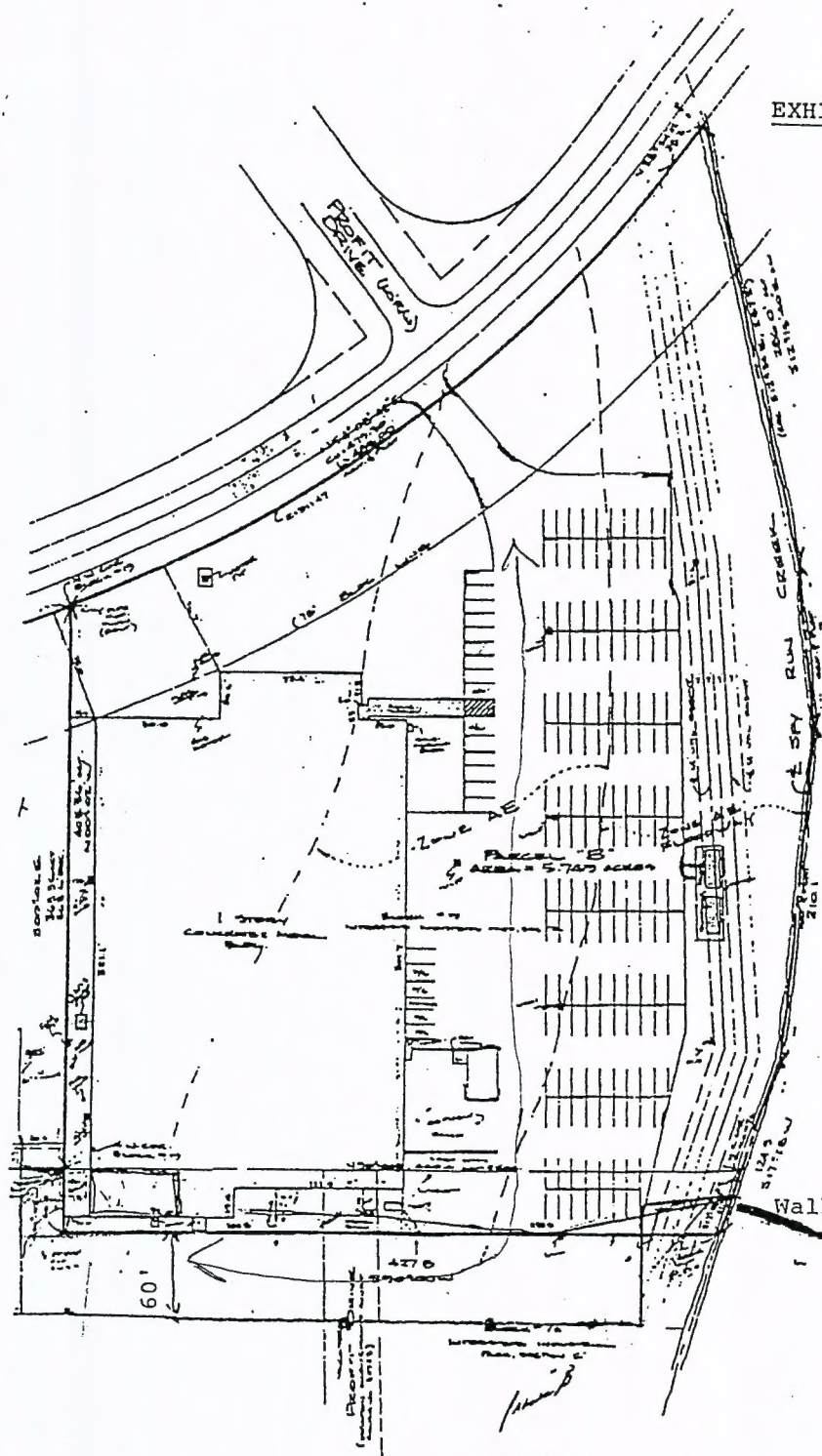
Continued on next page

EXHIBIT A - CONT'D

0.17 feet South and 0.36 feet East of a pipe found; thence South 00 degrees 01 minutes 33 seconds West (South 00 degrees 02 minutes East recorded and South 00 degrees 27 minutes East platted), along the West line of said Block #19 and its Southerly projection, a distance of 363.13 feet (363.36 recorded and 363.3 platted) to the point of beginning for the parcel herein described, containing 6.299 acres of land, more or less.

END OF EXHIBIT A

EXHIBIT A - SITE PLAN



Blue line indicates
approximate location
of communication
lines both above and
below ground.

** Security guard
* driveway*

COMMITMENT NO: 96005289

EXHIBIT "B"

- Don't include 60 additional feet on 7/15/11*
1. Taxes of 1995 In name of: MESC ELECTRONIC SYSTEMS, INC.
Interstate Indus Park Sec A N 40 of E 142.3 Ft (Bk 7) &
W1/2 Vac St Adj on E
Value of Land \$970.00 Value of Improvements \$270.00 *Full cc*
Mortgage Exemption \$ NONE
1st Installment Due June 28 \$54.18 - PAID
2nd Installment Due November 10 \$54.18
Duplicate No. 658604 Key No. 80-3123-0007
Taxes of 1996 not computed and not yet due and payable. *Plant no split*
2. Taxes of 1995 In name of: MESC ELECTRONIC SYSTEMS, INC.
Interstate Indus Park Sec E W 315 Ft (Blk 19)
Value of Land \$19,700.00 Value of Improvements \$246,630.00
Mortgage Exemption \$ NONE
1st Installment Due June 28 \$11,638.12 - PAID
2nd Installment Due November 10 \$11,638.12
Duplicate No. 658592 Key No. 80-3119-0007
Taxes of 1996 not computed and not yet due and payable. *Plant no split Full cc*
3. Taxes of 1995 In name of: MESC ELECTRONIC SYSTEMS, INC.
Interstate Indus Park Sec A E 218.6 Ft Ex N 40 of E 142.3 Ft
Blk 7 & W1/2 Vac St Adj on E
Value of Land \$14,970.00 Value of Improvements \$13,730.00
Mortgage Exemption \$ NONE
1st Installment Due June 28 \$1,254.14 - PAID
2nd Installment Due November 10 \$1,254.14
Duplicate No. 658612 Key No. 80-3123-0034
Taxes of 1996 not computed and not yet due and payable. *5 paks 4088*
4. Taxes of 1995 In name of: MESC ELECTRONIC SYSTEMS, INC.
Interstate Indus Park Sec E Blk 7A &
E1/2 Vac St Adj on W Ex N 40 Ft
Value of Land \$9,830.00 Value of Improvements \$9,200.00
Mortgage Exemption \$ NONE
1st Installment Due June 28 \$831.57 - PAID
2nd Installment Due November 10 \$831.57
Duplicate No. 658594 Key No. 80-3119-0010
Taxes of 1996 not computed and not yet due and payable. *5 paks*

-CONTINUED ON NEXT PAGE-

COMMITMENT NO: 96005289
EXHIBIT "B" continued

5. Taxes of 1995 In name of: MESC ELECTRONIC SYSTEMS, INC.

Interstate Indus Park Sec E Blk 19 Ex W 315 Ft
Value of Land \$10,100.00 Value of Improvements \$7,770.00
Mortgage Exemption \$ NONE
1st Installment Due June 28 \$780.89 - PAID
2nd Installment Due November 10 \$780.89
Duplicate No. 658590 Key No. 80-3119-0004
Taxes of 1996 not computed and not yet due and payable.

Full cc

6. Taxes of 1995 In name of: MESC ELECTRONIC SYSTEMS, INC.

Interstate Indus Park Sec E N 40 Ft Blk 7A &
E1/2 Vac St Adj on W
Value of Land \$1,430.00 Value of Improvements \$270.00
Mortgage Exemption \$ NONE
1st Installment Due June 28 \$74.29 - PAID
2nd Installment Due November 10 \$74.29
Duplicate No. 658588 Key No. 80-3119-0001
Taxes of 1996 not computed and not yet due and payable.

Full cc

END OF EXHIBIT "B"

Read the first time in full and on motion by Crawford
and duly adopted, read the second time by title and referred to the
Committee on Finance (and the City Plan Commission
for recommendation) and Public Hearing to be held after due legal notice, at
the Common Council Conference Room 128, City-County Building, Fort
Wayne,, Indiana, on Wednesday, the 17th day of
December, 1996, at 5:30 o'clock
P.M., E.S.T.

DATED: 11-26-96

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Crawford
and duly adopted, placed on its passage. PASSED
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT:
TOTAL VOTES	<u>9</u>			
BENDER	<u>✓</u>			
CRAWFORD	<u>✓</u>			
EDMONDS	<u>✓</u>			
HALL	<u>✓</u>			
HAYHURST	<u>✓</u>			
HENRY	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			

DATED: 12-17-96

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,

Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. 09-82-96

on the 17th day of December, 1996

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

DD Sumner
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 18th day of December, 1996,
at the hour of 11:30 o'clock A. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 20th day of December,
1996, at the hour of 5:30 o'clock P. M., E.S.T.

PAUL HELMKE
PAUL HELMKE, MAYOR

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Confirming Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE This resolution is to confirm the approval of an Economic Development Revitalization Area for both real and personal property improvements for Connor Corporation in the amount of \$1,273,000. In order to start a new division, Connor Corporation will make modifications to an existing building and purchase new equipment.

EFFECT OF PASSAGE Creation of 23 new jobs with benefits. Tax savings will be used to enhance expansion of the operation in the facility being abated.

EFFECT OF NON-PASSAGE Loss of 23 additional jobs and tax revenue.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) No public expenditures involved.

ASSIGNED TO COMMITTEE (PRESIDENT) John Crawford

BILL NO. R-96-11-41

REPORT OF THE COMMITTEE ON
FINANCE
THOMAS C. HENRY - JOHN N. CRAWFORD - CO-CHAIR
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an
"Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
known as 1211 Progress Road, Fort Wayne, Indiana 46808 (Conner Corporation)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION) _____

DO PASS

DO NOT PASS

ABSTAIN

NO REC

John N. Crawford

Thomas C. Henry

Richard R. Thompson

Robert J. Davis

Thomas C. Henry

Richard R. Thompson

Alfred Hall

Clifton R. Edmonds

DATED: 12-17-96.

Sandra E. Kennedy
City Clerk



THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ROOM 122 • FORT WAYNE, INDIANA 46802 • 219-427-1221

SANDRA E. KENNEDY, CITY CLERK

November 27, 1996

Ms. Connie Lambert
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Lambert:

Please give the attached full coverage on the date November 30, 1996 of in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Bill No. R-96-11-40 and R-96-11-41
Economic Revitalization Area

Please send us 3 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 1

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-96-11-40 AND R-96-11-41)

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, APPROVED A RESOLUTION ON 11-26-96,
DATE
DESIGNATING PROPERTY AT 1211 Progress Road, Fort Wayne, Indiana
(Connor Corporation)

AN ECONOMIC REVITALIZATION AREA. A DESCRIPTION OF THE AFFECTED AREA CAN BE INSPECTED IN THE COUNTY ASSESSOR'S OFFICE.

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND CONFIRMED OR RESCINDED ON Tuesday, December 17, 1996, at 5:30 P.M.,
DATE, TIME & PLACE
o'clock, in Common Council Conference Room 128, City-County Building,
One Main Street, Fort Wayne, IN

IF CONFIRMED, SAID DESIGNATING SHALL CONTINUE FOR ONE (1) YEAR AFTER CONFIRMATION.

ALL INTEREST PERSONS ARE INVITED TO ATTEND AND BE HEARD AT THE PUBLIC HEARING.

"REASONABLE ACCOMMODATIONS" FOR PERSONS WITH A KNOWN DISABLING CONDITION WILL BE CONSIDERED IN ACCORDANCE WITH STATE AND FEDERAL LAW. ANY PERSON NEEDING A "REASONABLE ACCOMMODATION" SHOULD NOTIFY PUBLIC INFORMATION OFFICE (219)427-1120, TTY (219)427-1200, AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE MEETING.

SANDRA E. KENNEDY
CITY CLERK

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, APPROVED A RESOLUTION ON 11-26-96, DESIGNATING PROPERTY AT 1211 Progress Road, Fort Wayne, Indiana (Connor Corporation)

An economic revitalization area. A description of the affected area can be inspected in the county assessor's office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified or confirmed or rescinded on Tuesday, December 17, 1996, at 5:30 p.m., o'clock, in Common Council Conference Room 128, City-County Building.

If confirmed, said designating shall continue for one (1) year after confirmation.

All interest persons are invited to attend and be heard at the public hearing.

"Reasonable Accommodations" for persons with a known disabling condition will be considered in accordance with state and federal law. Any person needing a "Reasonable Accommodation" should notify public information office (219) 427-1120, TTY (219) 427-1200, at least seventy-two (72) hours prior to the meeting.

SANDRA E. KENNEDY
CITY CLERK
#322510

Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time, the dates of publication being as follows:

11-30-96

Julie L. Smith

scribed and sworn to before me this 30th day of NOV, 19 96.

Mary L. Schneider
Notary Public

commission expires: NOTARY PUBLIC STATE OF INDIANA
ALLEN COUNTY
MY COMMISSION EXP JUNE 14, 1997

FW COMMON COUNCIL
(Governmental Unit)

To: The News-Sentinel Dr.
P.O. Box 100
Fort Wayne, IN

ALLEN County, Indiana

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)
-- number of equivalent lines _____
Head -- number of lines _____
Body -- number of lines _____
Tail -- number of lines _____
Total number of lines in notice _____

COMPUTATION OF CHARGES

42 lines, 1 columns wide equals 42 equivalent lines
at .346 cents per line \$ 14.53
Additional charge for notices containing rule or tabular work
(50 percent of above amount) _____
Charge for extra proofs of publication (\$1.00 for each proof in excess of two) 1.00
TOTAL AMOUNT OF CLAIM \$ 15.53

DATA FOR COMPUTING COST

Width of single column 12.5 ems
Number of insertions 1
Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: NOV 30, 19 96 Title: Julie L Smith Clerk

PUBLISHER'S AFFIDAVIT

State of Indiana)
) ss:
Allen County)

Personally appeared before me, a notary public in and for said county and state, the undersigned JULIE L SMITH who, being duly sworn, says that he/she is Clerk of the The News-Sentinel newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time _____, the dates of publication being as follows:

11-30-96

Julie L Smith
Subscribed and sworn to before me this 30th day of NOV, 19 96.

Mary L Schneider
Notary Public

My commission expires: MARY L SCHNEIDER
NOTARY PUBLIC STATE OF INDIANA
ALLEN COUNTY
MY COMMISSION EXP JUNE 14, 1997

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-96-11-40 AND R-96-11-41)
NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, APPROVED A RESOLUTION ON 11-26-96, DESIGNATING PROPERTY AT 1211 Progress Road, Fort Wayne, Indiana (Connor Corporation)
An economic revitalization area. A description of the affected area can be inspected in the county assessor's office.
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, December 17, 1996, at 5:30 p.m., o'clock, in Common Council Conference Room 128, City-County Building.
If confirmed, said designating shall continue for one (1) year after confirmation.
All interest persons are invited to attend and be heard at the public hearing.
"Reasonable Accommodations" for persons with a known disabling condition will be considered in accordance with state and federal law. Any person needing a "Reasonable Accommodation" should notify public information office (219) 427-1120, TTY (219) 427-1200, at least seventy-two (72) hours prior to the meeting.
SANDRA E. KENNEDY
CITY CLERK
#322510